

**INVESTMENT
OPPORTUNITY**



INTEGRITY URGENT CARE

1643 N. Market Street, Hearne, TX 77859



HELIOS
INVESTMENT SERVICES

Contents

- 03** Investment Summary
- 04** Investment Highlights
- 05** Lease Summary
- 08** Location Hearne, TX
- 12** Urgent Care Market Updates
- 13** Location Highlights
- 14** Tenant Guarantee
- 15** Tenant Overview
- 16** Press Release

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Investment Summary

Helios Investment Services is Pleased to Exclusively Present for Sale the 4,759 SF Single Tenant, Free Standing Building Leased to Integrity Urgent Care at 1643 N. Market Street, Hearne, TX 77859.

This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From Xpress Wellness Holdings, LLC, Providing For a Secure Investment.

Price	\$2,223,168
Cap Rate	6.25%
NOI	\$138,948
Price Per SF	\$467.15
Guarantor	Xpress Wellness Holdings, LLC
Address	1643 N. Market Street, Hearne, TX 77859
County	Robertson
Building Area	4,759 SF
Land Area	TBD
Year Built	2011/2025



Investment Highlights



- » Long Term Leased Integrity Urgent Care Opened in January 2025
- » Long 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- » 1.25% Annual Rental Increases Beginning Year 3 and Three, Five Year Option Periods
- » Corporate Guarantee from Xpress Wellness Holdings, LLC
- » Long Term 20 Year Roof Warranty
- » Hearne is situated 20 miles North of College Station, home to Texas A&M University, which boasts the largest student enrollment in the nation with 74,829 students.
- » Site is Located near the Intersection of Market St (27,655+ VPD) & FM-485 (3,824+ VPD)
- » The subject property is located two parcels North of a Love's Travel Stop, which attracted over 1.2 million customers last year, with numerous additional tenants situated along the corridor.
- » Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 82+ Locations Across Oklahoma, Kansas, And Texas With Plans To Open Additional Clinics In 2024
- » Xpress Wellness Acquired Integrity Urgent Care In April 2022 Expanding Throughout Texas – All Texas Location Will Be Branded As Integrity Urgent Care Under The Xpress Wellness Corporate Guarantee
- » Xpress Wellness Is Open 7 Days A Week Offering In network Providers, Online Check-In, Virtual Visits, Including Telemedicine And Ready To Treat Non-Life-threatening Injuries And Illnesses Virtual Visits, Including Telemedicine, Quickly And Proficiently Expand The Xpress Wellness Operating Model Beyond Traditional Brick And Mortar
- » In May 2024, Goldman Sachs (NYSE: GS) acquired Xpress Wellness Urgent Care to help them continue to drive growth in existing and new geographic markets and bring high-quality urgent care and select specialty services to underserved communities.
- » Xpress Wellness Urgent Care will utilize the global network and resources of Goldman Sachs (NYSE: GS) to further the development of new and existing markets, and to build out additional, adjacent healthcare services.
- » Goldman Sachs (NYSE: GS) is one of the leading investors in alternatives globally, with over \$450 billion in assets and more than 30 years of experience. The business invests in the full spectrum of alternatives including private equity, growth equity, private credit, real estate, infrastructure, hedge funds and sustainability. Clients access these solutions through direct strategies, customized partnerships, and open architecture programs.

Lease Summary



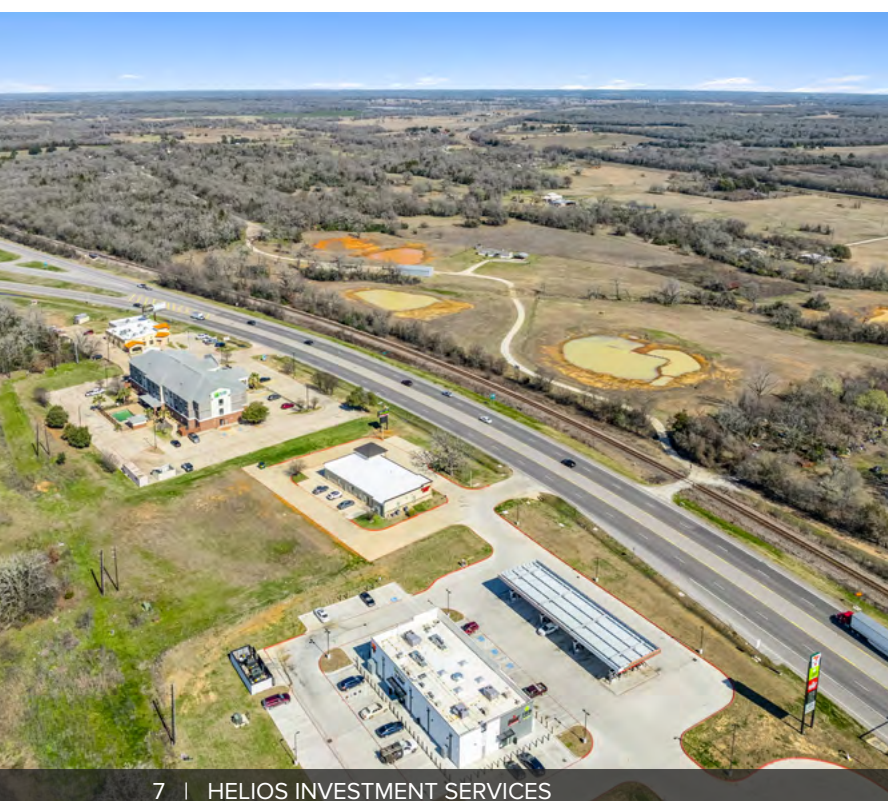
Tenant	Xpress Wellness, LLC
Premises	A Building Consisting of 4,759 SF
Lease Commencement	January 2025
Lease Expiration	15 Years from Lease Commencement
Lease Term	15 Years
Renewal Options	3 x 5 Year
Rent Increases	1.25% Annually Beginning Year 3
Lease Type	Absolute Triple Net (ABS NNN)
Use	Urgent Care
Square Footage	4,759 SF
Annual Base Rent	\$138,948

Lease Summary



Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	





Location Hearne, TX

Hearne, Texas, is a city located in Robertson County, at the crossroads of U.S. Highways 79 and 190. Known as the “Crossroads of Texas,” Hearne has a rich history tied to the railroad industry, which played a vital role in its development during the late 19th and early 20th centuries. Its strategic location made it a hub for transportation and commerce, a legacy that continues to influence the community today.

With a population of approximately 4,400 residents, Hearne offers a tight-knit, rural lifestyle. The city boasts a welcoming atmosphere, where community events and local traditions foster strong connections among its residents. Hearne’s economy is supported by agriculture, small businesses, and its proximity to larger cities like Bryan-College Station, which provides additional employment and educational opportunities.

Hearne also offers several attractions for visitors and residents alike. Outdoor enthusiasts can explore the Brazos River or enjoy recreational activities at local parks. The city celebrates its heritage through events and festivals, reflecting its pride in its historical roots. Despite its modest size, Hearne serves as a vital link in the region, balancing its historical significance with modern opportunities for growth and development.

Location Highlights

- » **Proximity to Bryan-College Station:** Located just 20 miles from Bryan-College Station, Hearne benefits from its proximity to Texas A&M University and the economic opportunities offered by the larger metropolitan area.
- » Situated at the intersection of Market Street (27,655 VPD) and FM-485 (3,824 VPD), where Market Street transitions into I-6, the primary highway connecting Waco and Houston.



CITY OF HEARNE
Crossroads of Texas

190

GATX
MANUFACTURER

Hearne Municipal Airport

DOLLAR TREE **NAPA**
Exxon **Pizza Hut** **McDonald's**

Hearne ES
Hearne HS

Builders FirstSource
MULTI-FAMILY SERVICES
MANUFACTURER

FRONTIER WASTE SOLUTIONS

Hearne
STEEL COMPANY, INC.
MANUFACTURER

CAMP HEARNE
WWW.HISTORIC SITE & EXHIBIT

Hearne ISD
Wood Field

TSC TRACTOR SUPPLY CO
O'Reilly **Perry's Diner**

MANUFACTURERS
MOTIVA
MAGELLAN
MIDSTREAM PARTNERS, L.P.

Integrity
URGENT CARE

Brookshire's **SONIC**
DOLLAR GENERAL **Chicken EXPRESS**
UNITED STATES POSTAL SERVICE **SUBWAY**

Pentecostals of Hearne

Hearne Municipal Golf Course

Love's

Holiday Inn Express

7 ELEVEN

6

79





Ama's
Mexican Restaurant

 Holiday Inn
Express

 **Integrity**
URGENT CARE

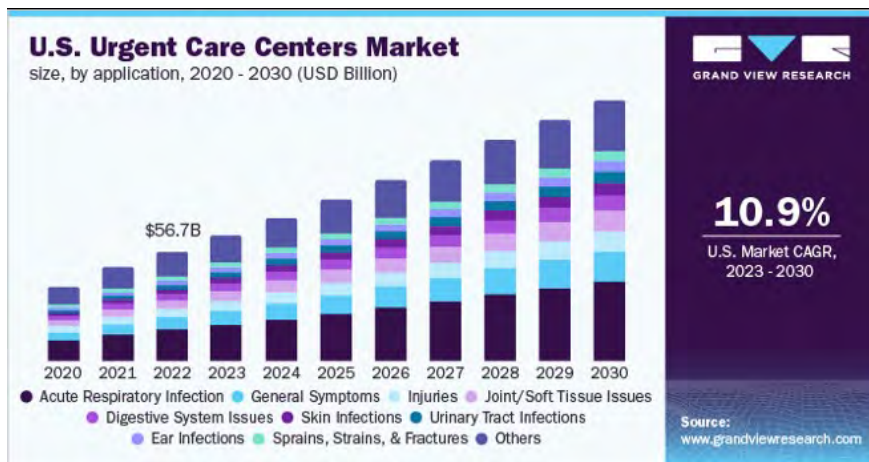
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79

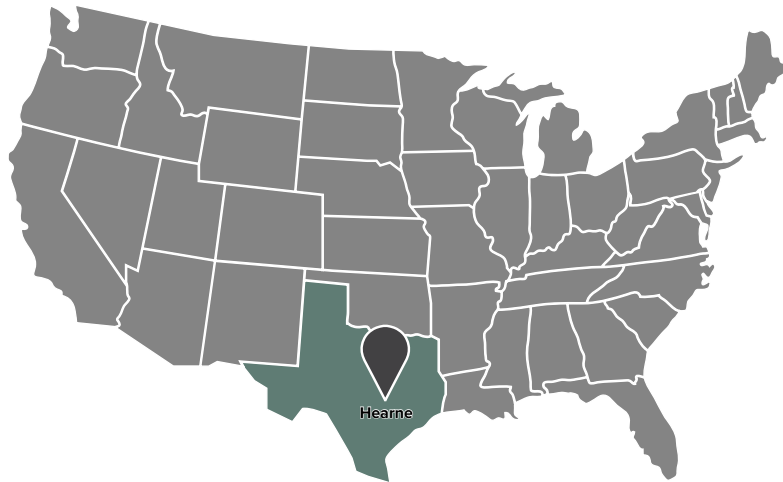
Urgent Care Market Updates

The US Urgent Care Centers Market Size Was Valued At Usd 56.7 Billion In 2022 And Is Expected To Expand At A Compound Annual Growth Rate (Cagr) Of 10.99% From 2023 To 2030. The Growth Can Be Attributed To The Delivery Of Rapid Services And Short Wait Times Compared To Primary Care Physicians (Pcps), According To Grand View Research / Market Analysis Report.*

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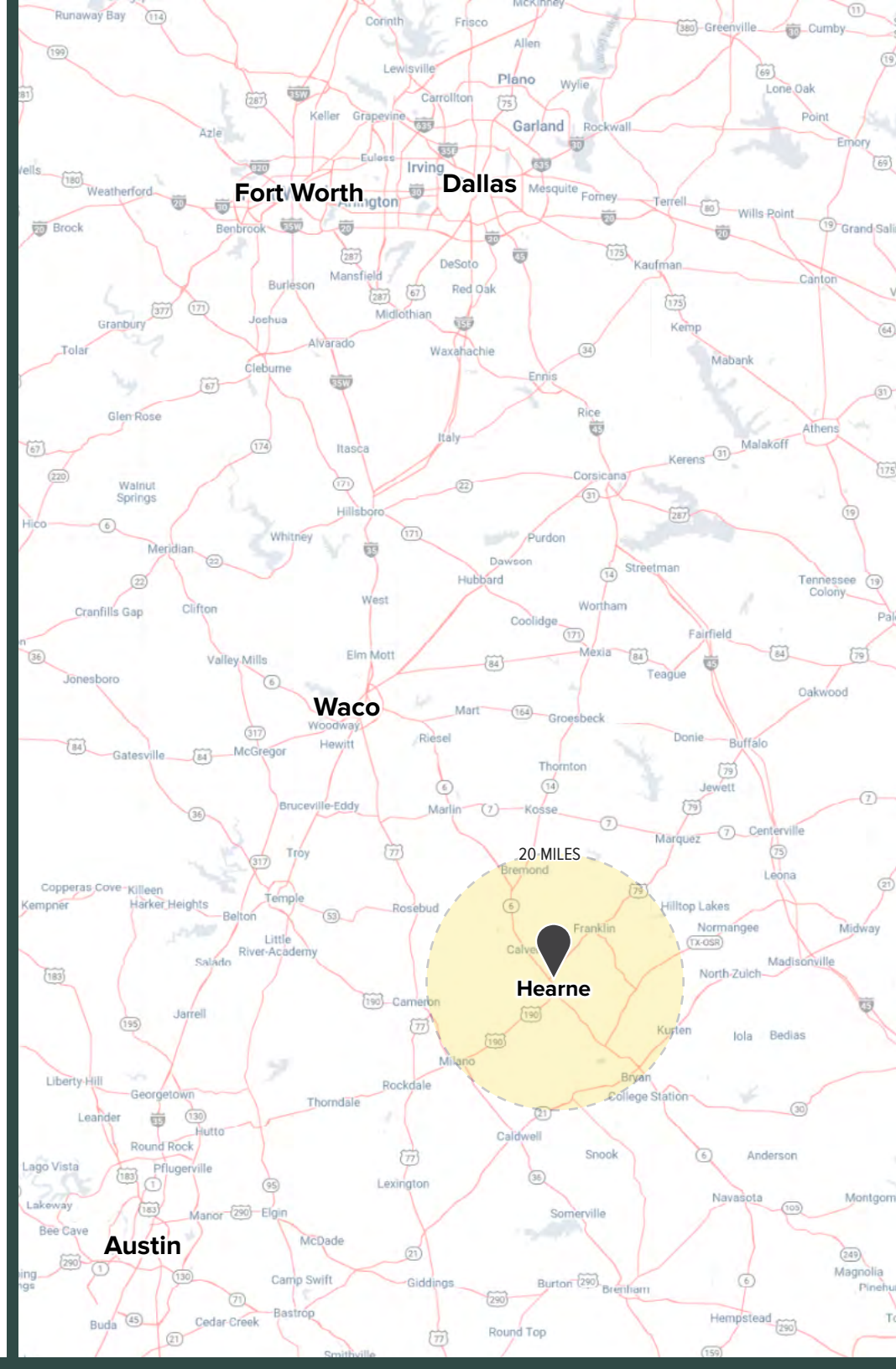


Location Highlights



POPULATION	3 mile	5 mile	7 mile
Population	5,259	5,957	7,560
Average Household Income	\$79,652	\$81,338	\$84,884

COLLECTION STREET	Cross Street	VPD
Market St	FM-485	31,479



Tenant Guarantee



Xpress Wellness Urgent Care Is An Oklahoma-Based Private Company That Provides Treatment Of Non-Life-Threatening Illnesses And Injuries For Children And Adults. Xpress Wellness Urgent Care Also Offers Occupational Medicine, Sports Medicine, Computerized Radiology Services, Lab Services, Diagnostic Testing And Ekg Services On Site.

At All The 43+ Locations Of Xpress Wellness Urgent Care In Oklahoma And Kansas, They Offer Urgent Care Services For Non-Life-Threatening Injuries. That 'S Not All The Company Does For Their Patients. Their Dedicated Professionals Take Pride In Providing Comprehensive Care That Can Help Their Patients Recover From Their Illness Or Injury. They Also Take Pride In Offering A Wide Range Of Services, From Primary Adult Care To Pediatric Services, As Well As Work-Related Injuries And Sports-Related Injuries.

Accidents And Illnesses Happen At The Most Inopportune Times, So It's Important To Have An Urgent Care Provider That One Can Depend On. Their Urgent Care Clinics Are Prepared To Handle Non- Life-Threatening Injuries And Illnesses Whenever The Need Arises. Another Great Aspect Of Their Walk-In Clinic Is That One Can Actually Check-In Online To Speed Up The Process. It 'S Easy, Convenient, And Makes For A Much Better Experience Than Any Typical Medical Clinic. This Opt Ion Is Available For All Of Their Clinics, Seven Days A Week!

MEDICAL
INDUSTRY

URGENT CARE
CLINIC
SPECIALTY

ENID, OK
HEADQUARTERS

43+
LOCATIONS

2014
FOUNDED

PRIVATE
COMPANY TYPE

XPRESSWELLNESSURGENTCARE.COM
WEBSITE

Tenant Overview



Integrity Urgent Care is a Texas-based Urgent care clinic with 41+ locations across the state, each of them dedicated to giving you the highest-quality affordable health care possible. As long as your problem isn't life-threatening, we have you covered. We offer walk-in treatment for a variety of general illnesses, injuries, and infections, as well as general wellness services like physicals and pregnancy testing.

Our goal is to provide compassionate care to patients of all ages. We hope to not only treat patients, but to build relationships with them every step of the way. We know how stressful it can be to find the right healthcare provider when you're dealing with medical problems, so we strive to make the process as simple and comfortable as possible. That's why we never require appointments. As soon as you know you need our help, find a location, head our way, and let us take care of the rest.

We are a people company. We believe in our employees and genuinely care for those in our communities. We search for communities with little or limited access for episodic health care because we believe everyone should have access to state of the art health centers. We want our centers to be inviting and to provide cutting edge technology and a superior level of service. We want to propel our communities forward by providing an alternative to the financial burden of rising emergency room costs for non-emergent care. We provide an urgent care option that strives to exceed patient expectations, provides cost effective care and treatment options while providing employee friendly jobs to the local community. We invest in the lives of people, patients, employees and communities.

MEDICAL
INDUSTRY

URGENT CARE
CLINIC
SPECIALTY

ENID, OK
HEADQUARTERS

41+
LOCATIONS

2014
FOUNDED

PRIVATE
COMPANY TYPE

INTEGRITYUC.COM
WEBSITE



Press Release

GOLDMAN SACHS ALTERNATIVES COMPLETES ACQUISITION OF XPRESS WELLNESS FROM LATTICEWORK CAPITAL MANAGEMENT



- » In May 2024, Goldman Sachs Alternatives acquired Xpress Wellness, LLC, a rural healthcare provider operating across Oklahoma, Kansas, and Texas. Goldman Sachs Asset Management
- » Previously under the ownership of Latticework Capital Management (LCM), Xpress Wellness expanded from 10 clinics to over 80, offering services such as urgent care, behavioral health counseling, and primary care. Goldman Sachs Asset Management
- » This acquisition enables Xpress Wellness to leverage Goldman Sachs' global network to further develop existing markets and introduce additional healthcare services. Greg Shell, Head of Inclusive Growth at Goldman Sachs Alternatives, expressed enthusiasm for partnering with Xpress to deliver high-quality care to underserved communities.

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